



TOWN SEAL
tel: 781-631-1529

fax: 781-631-2617

Revision Date: 12-02-20

Town of Marblehead ZONING BOARD OF APPEALS

Mary A. Alley Municipal Building
7 Widger Road, Marblehead, MA 01945

ZBA APPLICATION

PAGE 1 of 3

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Town Clerk

Project Address 5 Lafayette Street

Assessor Map(s) 71 Parcel Number(s) 27

OWNER INFORMATION

Signature Michael Phelan date 4/13/2022

Name (printed) Michael Phelan

Address 11 Lafayette Street, Marblehead, MA 01945

Phone Numbers: home (781) 771-2336 work

E-mail phelan37@icloud.com fax

APPLICANT or REPRESENTATIVE INFORMATION (if different from owner)

Signature D. Bruce Greenwald date 4.12.22

Name (printed) D. Bruce Greenwald, Architect

Address 32 High Street, Marblehead, MA 01945

Phone Numbers: home work (617) 794-2234

E-mail bruce@brucegreenwald.com fax

PROJECT DESCRIPTION & RELIEF REQUESTED (attach additional page if necessary)

Construction of additions and renovations to an existing single family residence with less than the required lot area and front yard setback (due to front steps). The new construction will be within the rear yard setback and front yard setback (due to front steps), and will exceed 10% expansion for a non-conforming building.

- Please schedule a Zoning / Application review with the Building Department by calling 781-631-2220.
- Obtain the Town Clerk's stamp and submit 12 copies of each of the following to the Town Engineer's Office:
 - the signed and stamped application (3 pages);
 - current survey plan (not older than 90 days) as prepared by a Registered Professional Land Surveyor;
 - the project design plans as required;
 - check for the applicable fee payable to the Town of Marblehead.
- Any relevant permit(s) that were previously issued must be available for review by the Board of Appeals at the scheduled hearing. (Section 3(D), Board of Zoning Appeals Rules & Regulations).

REQUIRED SIGNATURES

1. Building Commissioner (pages 1, 2 and 3) 4-13-2022

2. Town Clerk's stamp (upper right corner)

View Bylaws - (Chapter 200, Zoning) - online at: www.marblehead.org/

Reviewed by
Building Department
For Zoning Board
Of Appeals

Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-02-2020

Project Address 5 Lafayette Street Map(s) / Parcel(s) 71-27

ZONING DISTRICT (circle all that apply)

B B1 BR CR SCR ECR GR SGR **(SR)** SSR ESR SESR HBR U SU

CURRENT USE (explain) Single Family Residence

CURRENT USE CONFORMS TO ZONING (Article IV, Table 1)

Yes X No _____ (explain) _____

PROPOSED CHANGE OF USE

No X Yes _____ (explain) _____

PROPOSED CONSTRUCTION QUALIFIES AS "Building New" (§200-7) Yes X No _____

EXISTING DIMENSIONAL NON-CONFORMITIES (check all that apply)

- X Lot Area - Less than required (§200-7 and Table 2)
____ Lot Width - Less than required (§200-7)
____ Frontage - Less than required (§200-7 and Table 2)
X Front Yard Setback - Less than required (Table 2)
____ Rear Yard Setback - Less than required (Table 2)
____ Side Yard Setback - Less than required (Table 2)
____ Height - Exceeds maximum allowed (§200-7 and Table 2)
____ Open Area - Less than required (§200-7, §200-15.B(2) and Table 2)
____ Parking - Less than required; undersized; tandem (§200-17 to §200-21) (circle all that apply)
____ Other Non-conformities (explain) _____
____ No Existing Dimensional Non-conformities

NEW DIMENSIONAL NON-CONFORMITIES (check all that apply)

- ____ Lot Area - Less than required (§200-7 and Table 2)
____ Lot Width - Less than required (§200-7)
____ Frontage - Less than required (§200-7 and Table 2)
X Front Yard Setback - Less than required (Table 2)
X Rear Yard Setback - Less than required (Table 2)
____ Side Yard Setback - Less than required (Table 2)
____ Height - Exceeds maximum allowed (§200-7 and Table 2)
____ Open Area - Less than required (§200-7, §200-15.B(2) and Table 2)
____ Parking - Less than required; undersized; tandem (§200-17 to §200-21) (circle all that apply)
X Exceeds 10% Expansion Limits for Non-conforming Building (§200-30.D)
____ Other Non-conformities (explain) _____
____ No New Dimensional Non-conformities

ADDITIONAL HEARINGS REQUIRED

Conservation Commission	Yes _____	No <u>X</u>
Historic District Commission	Yes _____	No <u>X</u>
Planning Board	Yes _____	No <u>X</u>

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DESIGN & SURVEY PLANS MEET -ZBA- RULES & REGULATIONS (Sections 3(A) and 3(C))

Yes X No _____ (explain) _____

Building Official  Date 4-13-2022

Town of Marblehead
ZBA-APPLICATION
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Revision Date: 12-02-2020

Project Address 5 Lafayette Street

Map(s) / Parcel(s) 71-27

NET OPEN AREA (NOA)

	<u>EXISTING</u>	<u>PROPOSED</u>
Lot area = A	8810	8810
Area of features		
footprint of accessory building(s)	-	624
footprint of building	1018	1711
footprint of deck(s), porch(es), step(s), bulkhead(s)	183	169
number of required parking spaces <u>2</u> x (9'x 18' per space)	324	324
area of pond(s), or tidal area(s) below MHW		
other areas (explain) _____		
Sum of features = B	1525	2828
Net Open Area (NOA) = (A - B)	7285	5982

GROSS FLOOR AREA (GFA)

accessory structure(s)	241	624
basement or cellar (area >5' in height)	777	1697
1st floor (12' or less in height) NOTE: [for heights exceeding	777	1711
2nd floor (12' or less in height) 12' see definition	631	631
3rd floor (12' or less in height) of STORY §200-7]	-	-
4th floor (12' or less in height)	-	-
attic (area >5' in height)	-	260 (Garage)
area under deck (if >5' in height)	-	-
roofed porch(es)	60	92
Gross Floor Area (GFA) = sum of the above areas	2486	5015

Proposed total change in GFA = (proposed GFA - existing GFA) = 2529

Percent change in GFA = (proposed total change in GFA ÷ existing GFA) x 100 = 102 %

Existing Open Area Ratio = (existing NOA ÷ existing GFA) = 2.93

Proposed Open Area Ratio = (proposed NOA ÷ proposed GFA) = 1.19

This worksheet applies 1. plan by/dated N. SHORE SURVEY APRIL 6, 2022
 to the following plan(s): 2. plan by/dated D. BRUCE GREENWALD MARCH 14, 2022
 3. plan by/dated _____

Building Official _____

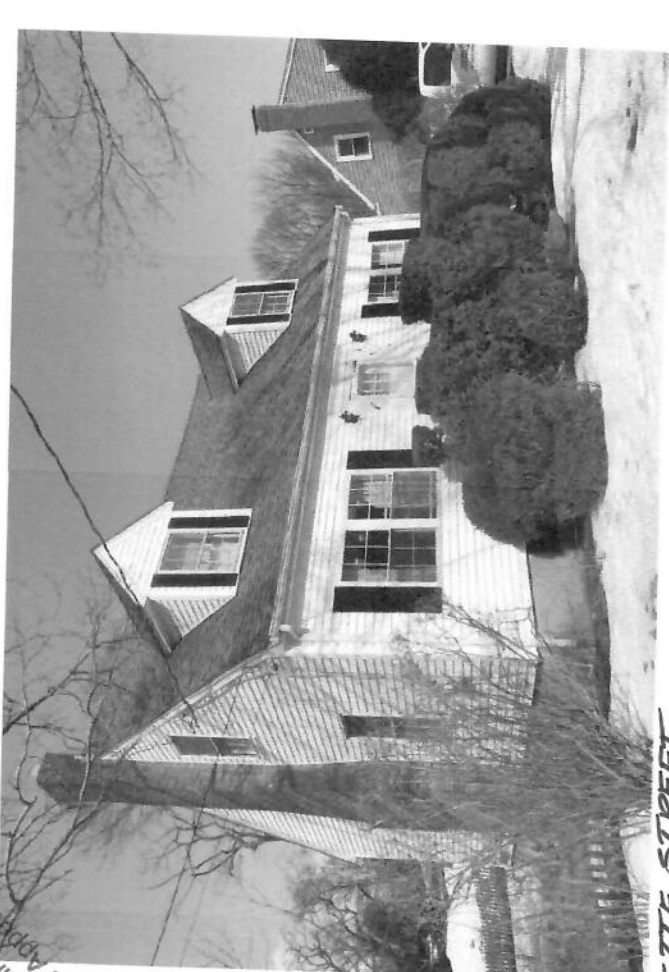
Date 4-13-22

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12/11



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5 LAFAYETTE STREET

